



ABBEYCROFT CLOSE, TYLDESLEY M29 7TJ



- Exclusive secure gated development
- Stylish home over 3 levels
- Quality integrated fitted kitchen / diner
- Lounge and orangery, GF WC, gas CH
- 3 bedrooms & work from home office
- En suite and lovely family bathroom
- Minimum 12 month lease
- Council Tax Band E



£1450 PCM

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Positioned behind secure vehicle entrance gates this wonderful home is part of an exclusive and much admired development, benefiting from little passing traffic to the front and a leafy feel whilst still being perfectly placed for superb local amenities and transport links. The family home enjoys accommodation over three levels which briefly comprises: reception hallway, ground floor powder room/WC, fitted kitchen/diner complete with integrated appliances, sitting room, orangery, first floor landing, generously sized second bedroom with built-in storage space, third bedroom, stylish white family bathroom suite and from the home office/dressing room there is a staircase that leads to the upper floor which is all Part of the master suite fitted complete with a vast array of fitted furniture and a three-piece ensuite shower room. There is an enclosed rear garden design for easy maintenance and all year round use, and two car parking spaces to the front. There really is a great deal to admire and properties of this calibre and position only infrequently come to the rental market, therefore an early inspection is recommended. This can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting www.cardwells.co.uk. In the first instance there is a walk through viewing video to watch.

Hallway: 17' 10" x 7' 9" (5.430m x 2.360m) Quality flooring, radiator, understairs storage space off.

Guest w.c: 6' 3" x 3' 3" (1.915m x 0.993m) A white two piece suite comprising wash hand basin and WC, radiator, ceramic wall tiling.

Kitchen: 10' 8" x 9' 6" (3.245m x 2.889m) A quality fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, integrated fridge/freezer, oven/grill, gas hob with extractor over, stainless steel single bowl sink and drainer with mixer tap over, radiator, feature arched double glazed window, spot lighting.

Living room: 16' 3" x 12' 8" (4.962m x 3.849m) Spot lighting, radiator, quality flooring, double doors off to the orangery.

Orangery 10' 9" x 9' 5" (3.278m x 2.862m) Vaulted ceiling with inset spot lighting, uPVC windows fitted with blinds, uPVC double doors off to the rear garden, quality tiling, electric heater.

First floor landing: 9' 10" x 7' 8" (2.987m x 2.344m)

Bedroom 2: 12' 9" x 13' 0" (3.887m x 3.970m) Situated at the rear of the building the property enjoys a lovely outlook, there are three built-in wardrobe/storage areas, radiator.

Bedroom 3: 10' 0" x 8' 3" (3.058m x 2.514m) Double glazed window to the front, radiator.

Family Bathroom: 8' 2" x 6' 1" (2.479m x 1.848m) Stylish white three-piece bathroom suite comprising: pedestal wash hand basin, dual flush WC and bath with shower over and fitted glass shower screen, very stylish ceramic wall tiling and a heated towel rail.

Home office: 7' 8" x 7' 3" (2.327m x 2.213m) Double glazed window to the front radiator, stairs off & lead up to the master bedroom, the gallery from the master bedroom overlooks this area, so could potentially also be a useful dressing room etc.

Master bedroom: 28' 7" x 16' 3" (8.712m x 4.954m) Measured at maximum points The bedroom is fitted with quality furniture giving: wardrobes, drawers, and dressing table, double glazed window to the front, eaves storage space to the front and rear, Velux double glazed roof window, two radiators, loft access point, gallery Landing overlooking the home office.

En suite: 10' 9" x 5' 3" (3.274m x 1.606m) A modern white three-piece shower room suite comprising: dual flush WC, pedestal wash hand basin and shower enclosure, ceramic wall tiling, extractor fan.

Garden: The rear garden has been designed for all year round enjoyment and requires only limited maintenance being fully paved and enclosed by fencing.

Parking: There are two allocated car parking spaces to the front of the property. Access is via the communal electric vehicle gate.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Council Tax Band The property is situated in the Borough of Wigan and is therefore liable for Wigan Council Tax. The property is E rated which is at an approximate annual cost of £2,351 (at the time of writing).

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

